



Balham Avenue, Blackpool

Offers Over £200,000

# 4 Balham Avenue

## Blackpool

Nestled in a sought-after residential area, this beautifully presented 3 bedroom semi-detached family home offers a fantastic opportunity for a new owner. Boasting a no onward chain status, this property is ready for immediate occupation. The interior is bright and welcoming, featuring a hallway, lounge, dining room with patio doors leading onto the conservatory, and a fitted kitchen equipped with a range of integrated appliances. The kitchen includes a dishwasher, a fridge/freezer (only 2 months old), an electric oven (6 months old), a 5-ring NEFF hob, and an extractor fan. Upstairs, the property offers 3 bedrooms, with the master bedroom boasting fitted wardrobes with sliding doors, a bathroom, and a separate WC. The loft is boarded with a pull-down ladder for easy access, perfect for additional storage needs. This home benefits from uPVC double glazing throughout and gas central heating.

Stepping outside, the property offers a mix of convenience and relaxation. To the front, there is off-road parking for multiple cars, while the rear features a low maintenance garden with flagstones and wooden decking, ideal for enjoying outdoor living and entertaining. Direct access to the garage provides additional storage opportunities. With a peaceful ambience and close proximity to local schools, shops, amenities, and transport links, this home promises a comfortable and convenient lifestyle. Don't miss the chance to make this property your own and enjoy the comforts it has to offer. Book a viewing today!

Council Tax band: C

Tenure: Freehold





### Hallway

17' 11" x 6' 2" (5.47m x 1.88m)

### Lounge

15' 3" x 11' 11" (4.66m x 3.63m)

### Dining Room

12' 11" x 11' 0" (3.93m x 3.35m)

### Conservatory

11' 1" x 11' 4" (3.37m x 3.46m)

### Kitchen

20' 10" x 6' 1" (6.36m x 1.86m)

### Landing

10' 4" x 3' 2" (3.16m x 0.97m)

### Bedroom 1

15' 4" x 9' 2" (4.68m x 2.79m)

### Bedroom 2

13' 0" x 10' 11" (3.96m x 3.33m)

### Bedroom 3

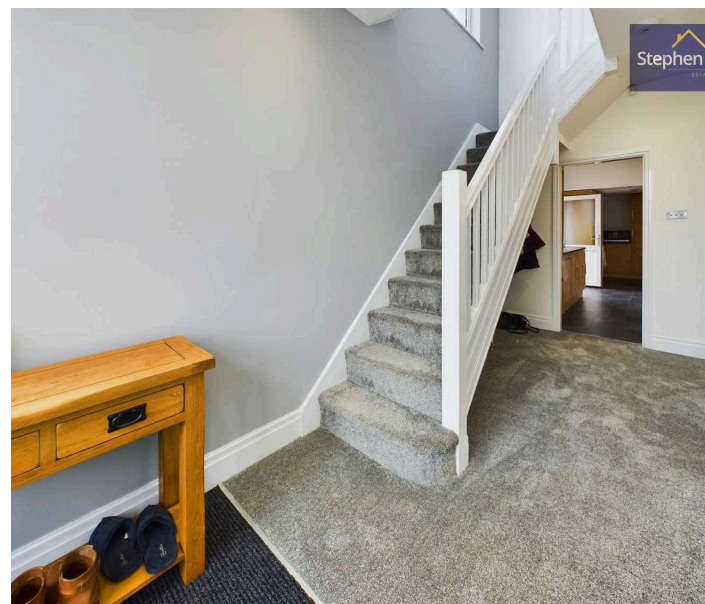
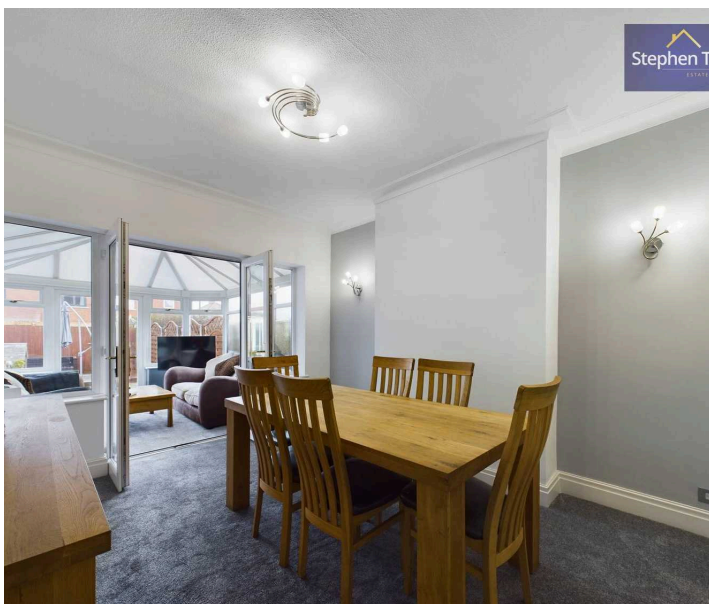
9' 8" x 7' 1" (2.95m x 2.17m)

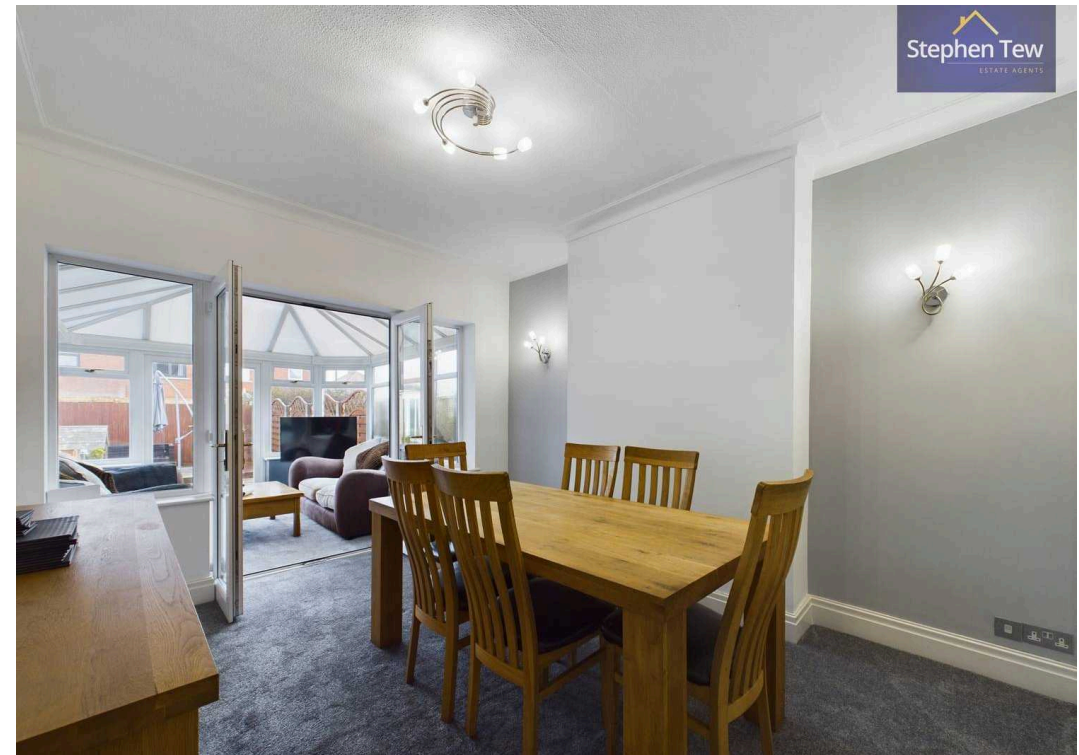
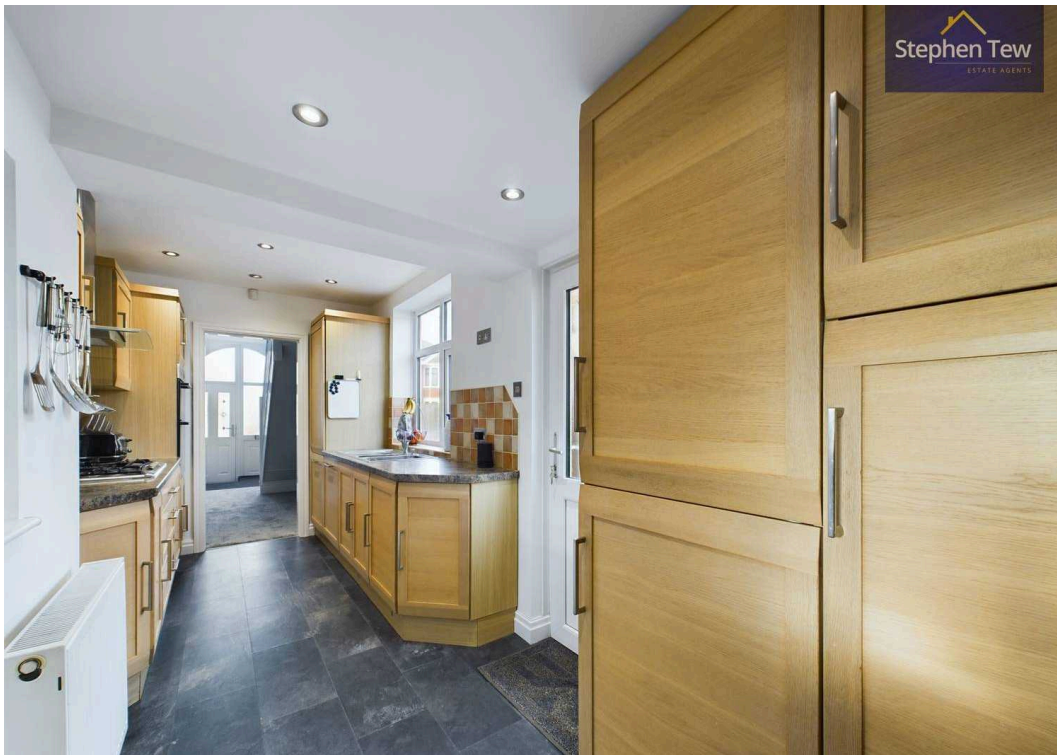
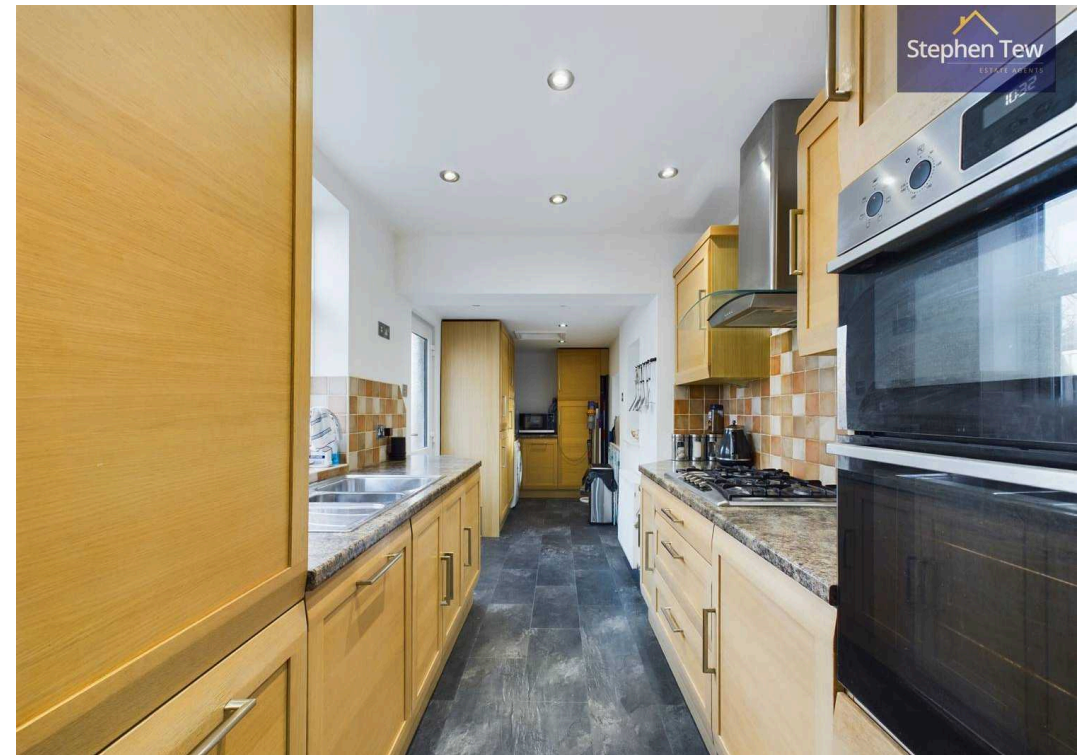
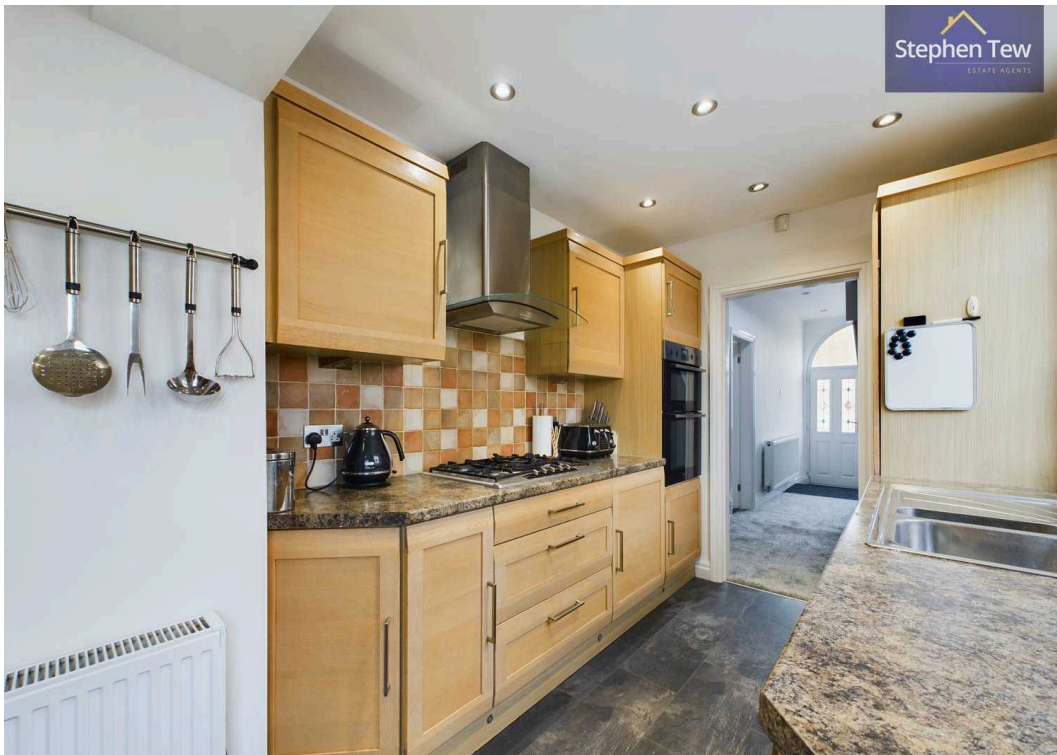
### Bathroom

6' 0" x 7' 1" (1.83m x 2.15m)

### WC

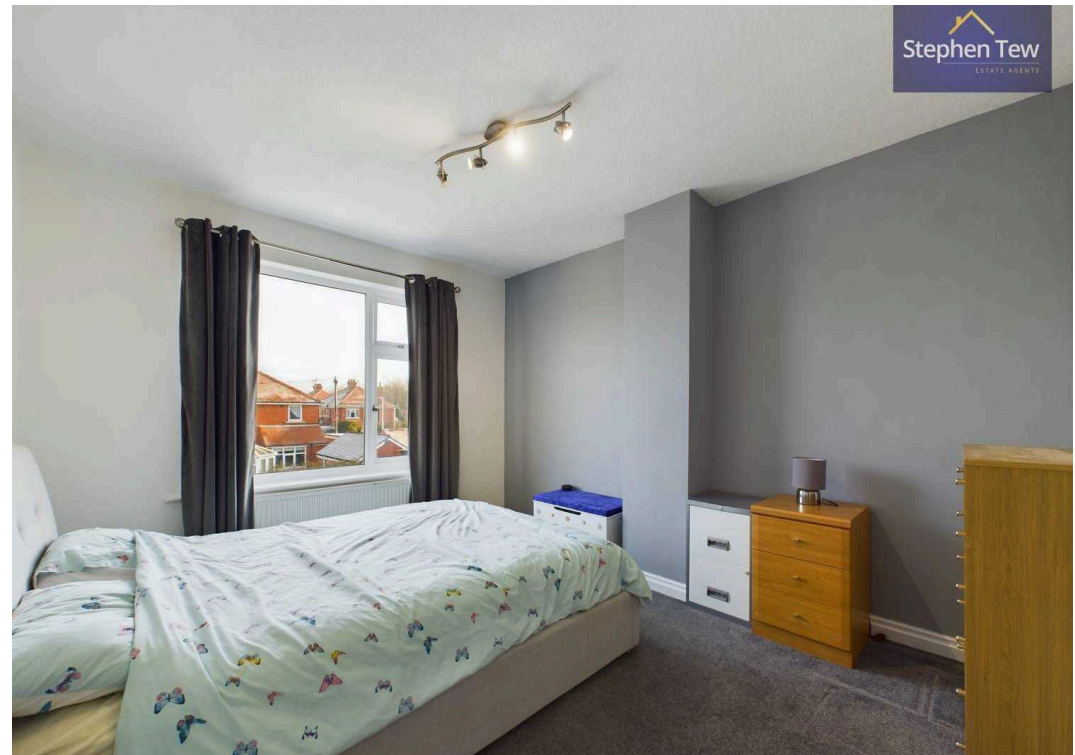
2' 5" x 4' 2" (0.73m x 1.28m)







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## FRONT GARDEN

Off road parking to the front

## REAR GARDEN

Low maintenance garden to the rear with flagstones and wooden decking. Access to the garage.

## Garage

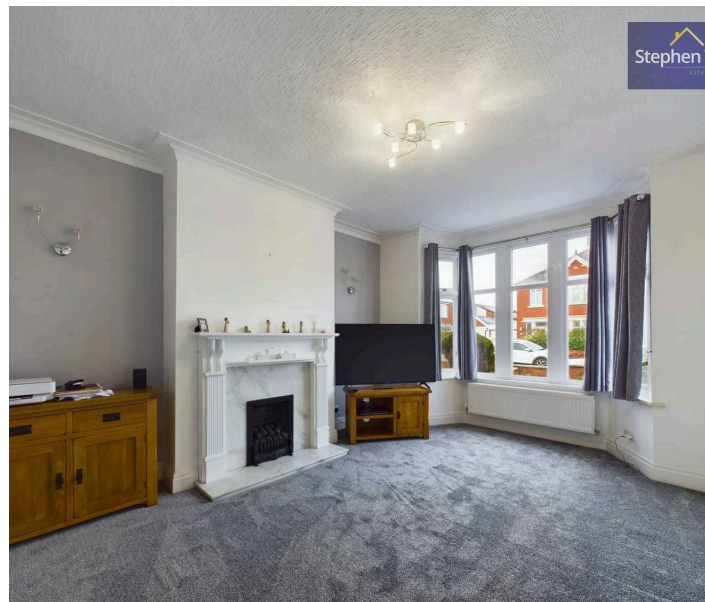
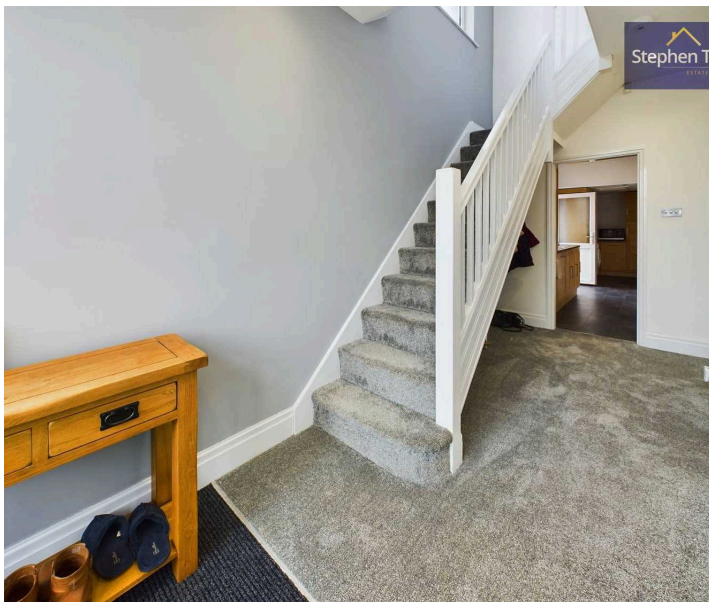
Single Garage

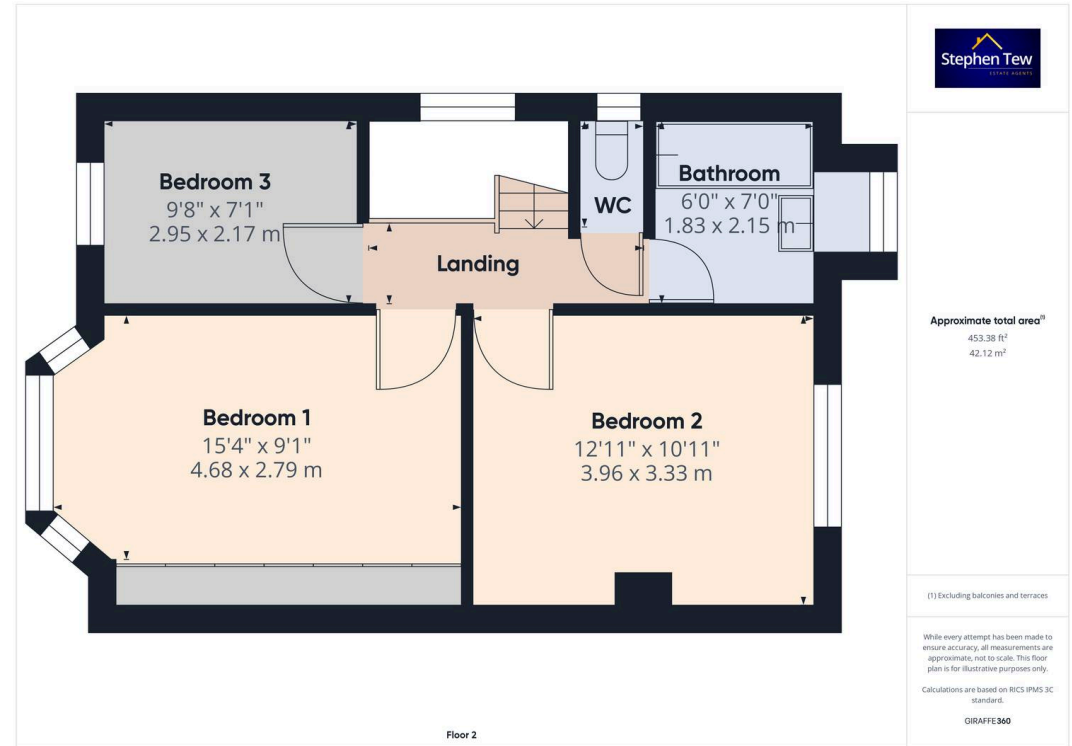
## Off street

3 Parking Spaces

Off road parking to the front and driveway

- No Onward Chain
- Beautifully Presented 3 Bedroom Semi-Detached Family Home, uPVC Double Glazed Throughout And GCH
- Fantastic Location In A Sought After Residential Area Within Close Proximity To Local Schools, Shops, Amenities And Transport Links
- Hallway, Lounge, Dining Room With Patio Doors Leading Onto The Conservatory, Fitted Kitchen
- Kitchen Boasting A Range Of Integrated Appliances; Dishwasher, Fridge/Freezer (2 Months Old), Electric Oven (6 Months Old), 5 Ring NEFF Hob, Extractor Fan
- 3 Bedrooms, Fitted Wardrobes With Sliding Doors To The Master Bedroom, Bathroom, Separate WC
- Garage, Off Road Parking For Multiple Cars, Low Maintenance Garden To The Rear







## Stephen Tew Estate Agents

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